

North Georgia News

Legal Notices for February 11, 2015

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elsie F. Felix,
All debtors and creditors of the estate of Elsie F. Felix, deceased, late of Union County, Georgia, are hereby notified to tender their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 16th day of January, 2015.
By: Julie Felix (a.k.a. Julia Felix)
2091 Shadowood Dr.
Marietta, GA. 30066
NJan21,28,Feb4,11,15

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Leburn Hoyt Lang,
All debtors and creditors of the estate of Leburn Hoyt Lang, deceased, late of Union County, Georgia, are hereby notified to tender their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2015.
By: Kevin A. Lang
1372 Bristol Hammock Cir.
Kingsland, GA. 31548
NJan21,28,Feb4,11,15

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Stacy L. Moran, Sr.,
All debtors and creditors of the estate of Stacy L. Moran, Sr., deceased, late of Union County, Georgia, are hereby notified to tender their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 16th day of January, 2015.
By: Marie Tornay
Judge Gerald W. Bruce
Athens, TX 75751
Stacy L. Moran, Jr.
6210 Drawdy Parkway
Ft. Pierce, FL 34951
NJan21,28,Feb4,11,15

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Walter Ray Trumbo,
All debtors and creditors of the estate of Walter Ray Trumbo, deceased, late of Union County, Georgia, are hereby notified to tender their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 22nd day of January, 2015.
By: Penelope Renee Young
311 Deerwood Trail
Blairsville, GA. 30512
NJan28,Feb4,11,15

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF SHARON JOY WHEELER, DECEASED
GARY S. CALLAHAN, P.C. Attorney for the Honorable Gerald W. Bruce, Judge of said Court, this 20th day of January, 2015.
W. Jay Hughes has petitioned to be appointed Administrator of the estate of Sharon Joy Wheeler, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 16, 2015. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
NJan28,Feb4,11,15

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
T. A. [redacted]
DOB: 01-14-2008
SEX: Male
Case no. 144-14J-108A
G. M.
DOB: 08-01-2005
SEX: MALE
CASE NO. 144-14J-107A
Children under the age of eighteen are the subject of PROTECTIVE ORDER HEARING.
TO: DENNIS MAYNOR, father of the above-named children.
By Order for Service by Publication dated the 28th day of January, 2015, you are hereby notified that on the 2nd day of October, 2014, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.
This Court will conduct a final hearing upon the allegations of the Petition and enter an order of adjudication on March 3rd, 2015, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia.
The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Gerald W. Bruce, Judge of said Court, this 28th day of January, 2015.
Judge Gerald W. Bruce
Union County Juvenile Court
Enotah Judicial Circuit
NFeb4,11,18,25,8

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
C. A. [redacted]
case no. 144-14J-52A
T. A. [redacted]
CASE NO. 144-14J-51A
W. A.
CASE NO. 144-14J-50A
Children under the age of eighteen are the subject of PROTECTIVE ORDER HEARING.
TO: RONALD ANDERSON, father of the above-named children.
By Order for Service by Publication dated the 20th day of January, 2015, you are hereby notified that on the 2nd day of October, 2014, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.
This Court will conduct a final hearing upon the allegations of the Petition and enter an order of adjudication on March 3, 2015, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia.
The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Gerald W. Bruce, Judge of said Court, this 20th day of January, 2015.
Judge Gerald W. Bruce
Union County Juvenile Court
Enotah Judicial Circuit
NFeb4,11,18,25,8

NOTICE OF INCORPORATION
Notice is given that articles of incorporation which will incorporate THE GOOD FIGHT FOUNDATION INC., have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code (O.C.G.A. Section 14-3-201.1). The initial registered office of the corporation will be located in Union County at 734 Canaan Valley Road, Suches, Georgia 30572, and its initial registered agent at such address is John Pace.
Angely Stewert is the person designated as Attorney for The Good Fight Foundation, Inc. Angela Stewart DeLorme, P.C. Attorney at Law
P. O. Box 1549
Blue Ridge, GA 30513
NFeb4,11,18,25,8

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF GARY S. CALLAHAN, DECEASED
ESTATE NO. 15-07
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Donna Callahan Byrd has petitioned to be appointed Administrator of the estate of Gary S. Callahan, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 23, 2015. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
NJan28,Feb4,11,15

TRADE NAME REGISTRATION
AFFIDAVIT
GEORGIA, UNION COUNTY
To whom it may concern:
Please be advised that, Vantage Radiation Oncology Associates, LLC whose address is 1500 Roscreans Avenue #400, Manhattan Beach, CA 90266 is the owner of the certain business now being carried on at 308 Deep South Farm Rd, Ste 100, Blairsville, GA 30512 in the following trade name, to-wit: Vantage Radiation Oncology Associates, and that the nature of said business is: Radiation Oncology. This statement is given in conformity with O.C.G.A. Section 10-1-490 et seq, requiring the filing of such statement with the Clerk of the Superior Court of this county.
NFeb11,15,8

NOTICE
Open Position - Enotah Judicial Circuit - Juvenile Judge
The Superior Court Judges of the Enotah Judicial Circuit are appointing a Juvenile Judge to preside over juvenile court proceedings in Lumpkin, Towns, Union and White Counties. The appointment is for a four-year term, beginning July 1, 2015. Applicants must be at least 30 years of age, in good standing with the State Bar of Georgia, a citizen of Georgia for at least 5 years, and have practiced law for at least 5 years. Interested applicants should submit a resume and cover letter to Superior Court Chief Judge Murphy Miller, 65 Courthouse Road, Box 2, Blairsville, GA 30512 no later than May 1, 2015.
Juvenile Court Judges are appointed by the Superior Court Judges of the circuit for four-year terms. Full-time judges cannot practice law while holding office.
NFeb11,skp,Mar1,skp,Apr8

ADVERTISEMENT FOR SOLICITING
Bowen & Watson, Inc. is Proposals for Work Packages for HVAC Renovation & Roofing at Union County Primary School and would appreciate receiving a quote from your company. Bid time is 2:00 PM March 5, 2015. Proposals on Work Package that require Bid Bonds may be sent by mail or hand delivered to Union County Schools, 124 Hughes Street, Blairsville, GA 30512. Proposals on Work Packages not requiring Bid Bonds may be sent via FAX to the owner's office (706) 745-5025 or the office of Bowen & Watson, Inc. (706) 886-3010. Proposals on Work Packages not requiring Bid Bonds may also be submitted by E-Mail to bids@bowen-watson.com. All Proposals must arrive before the stipulated Bid time. Due to the complexity of this project, there will be a MANDATORY pre-bid meeting at the school 9:30 AM, 2/24/2015 for HVAC and Roofing contractors only. All others Proposers are encouraged to attend.
PROJECT NAMES:
HVAC Renovation & Roofing for: Union County Primary School
592 School Circle
Blairsville, GA 30512
Project size is 75,361 square feet
ARCHITECT: Southern A&E
OWNER: Union County Schools
DESCRIPTION OF PROJECT: Project includes Work Packages #1-Roofing, 2-Acoustical Ceilings, 3-HVAC, 4-Plumbing & 5-Electrical.
David Keener will be the estimator for this project
SPECIAL REQUIREMENTS:
A 5% Bid Bond and a 100% Performance and Payment bond is required for Work Packages; #1-Roofing & 2-HVAC. Mandatory pre-bid meeting only for HVAC & Roofing contractors. All other Proposers are encouraged to attend. Bid Documents: Plans and specifications are available on our website @ Bowen-Watson.com. Under the "Jobs bidding" tab, the password is "uchvac".
NFeb11,skp,25,8

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
L. C. [redacted]
dob: 02-14-2013
sex: female
case no. 144-14J-97A
J. B.
dob: 07-27-2008
sex: male
CASE NO. 144-14J-96A
CHILDREN UNDER EIGHTEEN YEARS OF AGE
NOTICE OF DEPENDENCY HEARING
TO: CHRISTOPHER COTHRAN, legal father of the above-named children.
JAMES WEAVER, temporary guardian of the above-named children.
By Order for Service by Publication dated the 20th day of January, 2015, you are hereby notified that on the 2nd day of October, 2014, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.
This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 3rd day of March, 2014, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia.
The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Gerald Bruce, Judge of said Court, this 20th day of January, 2015.
Judge Gerald W. Bruce
Union County Juvenile Court
Enotah Judicial Circuit
NJan28,Feb4,11,15

SHERIFF'S SALE
For March 3, 2015
TO BE HELD ON THE 1ST TUESDAY OF March, 2015, TO WIT: March 3, 2015, on the steps of the Union County Courthouse, 65 Courthouse Street, Blairsville, Union County, Georgia 30512 at such address is John Pace.
Public notice of this sale is hereby given to all bidders the following property:
All that tract or parcel of land lying and being in Land Lot 293 and 320, 9th District, 1st Section, Union County, Georgia, and being Lot 15 containing 1.06 acres, more or less, of The Summit Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., R.S. 2349 dated 01/16/2002, recorded in Plat Book 48, Page 135, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof. Tax Map No. 039 026 A15.
Levied upon as the property of DRUSILLA W. PATRICK in order to satisfy a FIFTH execution, originally issued from the Superior Court of Effingham County, and recorded in Union County records at Lien Book L15, Page 503, in favor of Steven L. Patrick, Individually, and as Executor of the Estate of Thelma Patrick Peterson as Plaintiff vs. CHARLES M. PATRICK AND DRUSILLA W. PATRICK as Defendants, Civil Number 03-130702, as to the property pointed out by Attorney Quentin Martin. All parties have been notified pursuant to O.C.G.A. § 9-13-13.
NFeb4,11,18,25,8

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by David Floyd to Greenfield Mortgage, Inc. dated 9/4/2002 and recorded in Deed Book 432 Page 1, Union County, Georgia records; as last transferred to or acquired by Nationstar Mortgage LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 69,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on March 03, 2015 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: SEE THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94, 7TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 1.699 ACRES AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 10/5/99 AND RECORDED IN PLAT BOOK 49 PAGE 107 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENTS AND POWER POLES AS SHOWN ON SAID PLAT.
THE PROPERTY IS SUBJECT TO THE FLOOD HAZARD AREA AS SHOWN ON SAID PLAT.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 9106 Skeenah Gap Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): David Floyd or tenant or tenants.
Nationstar Mortgage LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Nationstar Mortgage LLC
350 Highland Dr.
Lewisville, TX 75067
1-888-480-2432
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
This property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Nationstar Mortgage LLC as Attorney-in-Fact for David Floyd
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1006-667501013A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-667501013A
NJan21,28,Feb4,11,18,25,8

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Raymond T Murphy Sr. a/k/a Tommy Murphy and Susan E. Murphy to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans, Inc., its successors and assigns, dated June 26, 2008, recorded in Deed Book 767, Page 705, Union County, Georgia Records, as last transferred to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP by assignment recorded in Deed Book 991, Page 293, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-FIVE THOUSAND SEVEN HUNDRED TWENTY-FIVE AND 01/100 DOLLARS (\$245,725.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 7105 Corporate Drive, Plano, TX 75024 (861) 951-5100. To the best knowledge and belief of the undersigned, the party in possession of the property is Tommy Murphy and Susan E. Murphy or a tenant or tenants and said property is more commonly known as 6449 Fox Ridge Run, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP as Attorney in Fact for Raymond T Murphy Sr. a/k/a Tommy Murphy and Susan E. Murphy McCalla Paymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurerehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 43 of the 9th District, 1st Section of Union County, Georgia, and being Tract Eight (8) of Wolf Pen Gap Acres as shown on a plat of survey by Jack Stanley dated 12/21/2001, with intent at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on March 03, 2015 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: SEE THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 1.699 ACRES AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 10/5/99 AND RECORDED IN PLAT BOOK 49 PAGE 107 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENTS AND POWER POLES AS SHOWN ON SAID PLAT.
THE PROPERTY IS SUBJECT TO THE FLOOD HAZARD AREA AS SHOWN ON SAID PLAT.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 9106 Skeenah Gap Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): David Floyd or tenant or tenants.
Nationstar Mortgage LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Nationstar Mortgage LLC
350 Highland Dr.
Lewisville, TX 75067
1-888-480-2432
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
This property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Nationstar Mortgage LLC as Attorney-in-Fact for David Floyd
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1006-667501013A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-667501013A
NJan21,28,Feb4,11,18,25,8

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Danny L. Matheson and Pamela Santiago to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender dated 6/8/2007 and recorded in Deed Book 714 Page 513, UNION County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10, conveying the after-described property to secure a Note in the original principal amount of \$ 193,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on March 03, 2015 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: Situated in the City of Blairsville, Union County and State of Georgia:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 320 OF UNION COUNTY, GEORGIA, CONTAINING 1.11 ACRES, MORE OR LESS, AND BEING LOT 4 OF QUEEN GAP ACRES SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY JACK STANLEY SURVEYOR, DATED AUGUST 23, 1982, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK J, PAGE 263. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
PARCEL # 039 073
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 5514 Bonnie Lane Blairsville, Georgia 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Pamela K. Santiago or tenant or tenants.
Specialized Loan Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Specialized Loan Servicing
Customer Assistance
8742 Lucent Blvd
Suite 300
UNION COUNTY, GEORGIA,
Highlands Ranch, CO 80129
800-306-6059
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 as agent and Attorney in Fact for Danny L. Matheson and Pamela Santiago
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1087-1035A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1087-1035A
NFeb4,11,18,25,8

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION
By virtue of the power of sale contained in that certain Security Deed from J. GRADY HUGHES ("Grantor"), to UNITED COMMUNITY BANK ("Original Grantee") dated October 16, 2009, and recorded October 29, 2009, in Deed Book 816, Pages 709-717, Union County, Georgia Superior Court Records, as modified by Modification of Security Deed recorded March 22, 2011, in Deed Book 862, Pages 485-487, aforesaid records (said Security Deed, as may have been further modified and assigned from time to time, hereinafter referred to collectively as the "Security Deed"), said Security Deed being given to secure, inter alia, the payment of a Promissory Note dated October 16, 2009, made by Grantor to the order of Original Grantee in the original principal amount of ONE HUNDRED FIFTY-TWO THOUSAND SIXTEEN AND 00/100 Dollars (\$152,016.00), as renewed by Promissory Note dated March 11, 2011, which, inter alia, modified the principal amount to \$120,000.00, with interest from the date thereof at the rate specified therein (said promissory note, as may have been renewed, modified and assigned from time to time, hereinafter referred to collectively as the "Note"), and together with the Security Deed and any other documents given to evidence, secure and/or guaranty the loan evidenced by the Note, hereinafter collectively referred to as the "Loan Documents"), Original Grantee having transferred and assigned the Note Documents to UNITED COMMUNITY BANK ("Grantee"), a Delaware limited liability company ("Grantee"), as evidenced by that certain Allonge to the Note between Original Grantee and Grantee, and as further evidenced by that certain Assignment of Security Instruments between Original Grantee and Grantee recorded July 9, 2013, in Deed Book 946, Pages 564-565, aforesaid records, together with all other amounts payable by Grantor to Grantee, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday of March, 2015, the following described real property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, of Union County, Georgia, containing 25.711 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated October 12, 2009, and recorded in Union County, Georgia records in Plat Book 63, Page 47. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above-described property.
Also conveyed is a non-exclusive perpetual easement for the use of Philadelphia Church Road and Arrant Road for ingress and egress to the above-described property.
TOGETHER WITH those easement rights arising under that certain Promissory Deed from Grantor to Grantee recorded on April 8, 1966, in Deed Book WW, Page 53, aforesaid records.
TOGETHER WITH ANY AND ALL of the following: (i) all buildings, structures and improvements located on the real property or on any part or parcel thereof and all fixtures affixed or attached thereto, in or on the buildings, structures and all singular and the tenements, hereditaments, easements and appurtenances belonging thereto or in any wise appertaining thereto and the reversion and reversions, remainder or remainders thereof; (ii) all Rents accruing therefrom; (iii) all accounts and contract rights arising in connection with any payments or other obligations of the Grantor or Grantee or improvements located thereon, including without limitation all accounts and contract rights in and to all leases or undertakings to lease affecting the land or any buildings, structures, or improvements thereon; (iv) all minerals, flowers, crops, trees, timber, shrubbery and other emblements located thereon or otherwise used in the buildings, structures or other improvements located thereon or on any part or parcel thereof.
All of the foregoing, together with the real property, are hereinafter referred to as the "Property".
The indebtedness secured by the Security Deed has been and is hereby declared due because of default under the terms of said Note and Security Deed including, but not limited to, the failure to make payments thereunder when due. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the Note and Security Deed, and the proceeds thereof, accrued interest and expenses of the sale and all other payments provided for under the Security Deed, including attorneys' fees as provided in the Note and Security Deed, notice of intention to collect attorneys' fees having been given as provided by law, and the remainder, if any, shall be applied as provided by law.
Grantee reserves the right to sell the Property in one parcel and as an entirety, or in such parcels as Grantee may elect, as permitted in the Security Deed.
To the best of Grantee's knowledge and belief, the parties in possession of the Property are Grantor and/or Marilyn T. Hughes, individually and as Executrix under the Last Will and Testament of J. Grady Hughes and/or tenants of Grantor or other persons in possession with the consent or acquiescence of Grantor.
Said Property will be sold as the property of Grantor subject to all unpaid real estate ad valorem taxes, governmental assessments and related liens and all prior restrictions, reservations, covenants, rights-of-way, easements, encumbrances and other matters of record, if any, appearing of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented to of record by Grantee.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
GREAT OAK POOL I LLC, a Delaware limited liability company, as assignee of and successor-in-interest to United Community Bank, AS ATTORNEY-IN-FACT FOR J. GRADY HUGHES
Taylor English Duma LLP
1600 Parkwood Circle, Suite 400
Atlanta, Georgia 30339
Attn: Wade A. Buser, Esq.
(678) 336-7228
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